QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 2020

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-MM-20-AMBROSE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 475268 **DEEDQC**
09/14/2020 01:38:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200914-0104647

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rock Home, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **P.O. Box 68526,**	(NAME)	**07200001100**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASON A. DICKINSON AND CASON A. DICKINSON, TRUSTEE OF THE AMBROSE AVENUE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROCK HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The purpose of this Deed is for the previous owner to convey any interest in the property described below according to a recent survey completed by Clint Elliott Survey on August 31, 2020.

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing on the northerly right-of-way line of Ambrose Avenue, 50 feet in width, at a corner common with Lot 1, First Addition, Space Park East of record in Plat Book 4470, Page 53;

Thence leaving the northerly right-of-way line of Ambrose Avenue with the easterly line of said Lot 1, North 8 deg 24 min 53 sec East, 331.47 feet to the a corner common with the property shown on Space Park East of record in Plat Book 3700, Page 137;

Thence with the northerly line of said property shown on Space Park East, South 82 deg 05 min 30 sec East, 54.00 feet to a corner common with the property conveyed to Pinson Properties LLC and Scojo Properties, LLC of record in Instrument Number 20170724-074802;

Thence with the northerly line of said Pinson and Scojo Properties, South 82 deg 05 min 30 sec East, 263.78 feet to the true Point of Beginning for this tract;

Thence with the southerly line of and existing Nashville Electric Service Easement, 20 feet in width, South 82 deg 05 min 30 sec East, 519.85 feet to the westerly line of the property conveyed to the State of Tennessee of record in Book 1163, Page 314;

Thence first with the westerly line of the property conveyed to the State of Tennessee, and then with the westerly line of said Space Park East, South 6 deg 44 min 59 sec West, 179.84 feet to a corner common with said property shown on Space Park East;

Thence with northerly line of Space Park East, North 82 deg 05 min 44 sec West, 520.52 feet to a corner common with aforesaid Pinson and Scojo Properties;

Thence with the easterly line of Pinson and Scojo Properties, North 6 deg 57 min 43 sec East, 179.86 feet to the Point of Beginning;

Being the same property conveyed to Rock Home, LLC of record in Instrument Number 20200721-0080180 in

the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cason A. Dickinson, Trustee, by Deed from Robert Dale Bentley and wife, Ruth M. Bentley, of record in Book 10083, Page 490, in the Register's Office of Davidson County, Tennessee.

This Grantor makes this conveyance without any representations or warranties.

This is **unimproved** property known as: **0 Ambrose Ave., Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 7th day of Sept, 2020

Cason A. Dickinson

Ambrose Avenue Trust

BY: Cason A. Dickinson, Trustee
Cason A. Dickinson
Trustee

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASON A. DICKINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2020.

Jan Minshall
Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASON A. DICKINSON, TRUSTEE of AMBROSE AVENUE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of September, 2020.

Jan Minshall
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212